

PROPERTY MANAGEMENT COMMITTEE

May 26, 2011

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum
Commissioner Adam Coggin
Commissioner Carol Cook
Commissioner Gary Farley
Commissioner Matt Young
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess
Curtis Little
Randy Garrett
Becky Shelton

Chairman McAdoo presided and called the meeting to order at 5:30 p.m. with six members being present at that time.

MINUTES:

"Commissioner Cook moved, seconded by Commissioner Farley, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

LEASE WITH ENVIROTEST:

Mayor Burgess provided a proposed Ground Lease Agreement with Envirotec advising this was the emissions testing facility in Smyrna next to the Clerk's building. It is a five year lease with a six month termination clause. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Cook, to approve the lease with Envirotec as presented. This motion passed unanimously by acclamation."

LICENSE AGREEMENT WITH TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION:

Mayor Burgess provided a copy of a proposed License Agreement between the State of Tennessee Department of Environment and Conservation and Rutherford County advising this was for use of approximately 1,560 square feet of office and related space at #1 South Public Square, Room 215 for the groundwater testing offices for rent and is based on fees collected. The rent is set at \$625 per month effective July 1, 2011 for one year. This is only the second year rent has been based on fees collected. Following discussion,

"Commissioner Young moved, seconded by Commissioner Cook, to approve the License Agreement with Tennessee Department of Environment & Conservation and forward the same to the Budget Committee. This motion passed unanimously by roll call vote."

FIRE & RESCUE BUILDING UPDATE:

Mayor Burgess advised the engineer has completed the plans for the fire/rescue building and bids will be taken at the Purchasing Committee meeting June 13, 2011.

PAWS SURGICAL SUITE UPDATE:

Mayor Burgess advised the PAWS facility when originally built had unimproved space for a surgical suite and now that a veterinary has been employed the surgical suite will be completed. Comprehensive plans have been drawn and this matter will be bid with the same being accepted at the Purchasing Committee meeting June 13, 2011.

FUELING STATION UPDATE:

Mayor Burgess reminded the Committee the County only has one location for fuel at the armory with 1,000 gallon tanks for diesel and gasoline, is an honor system on who uses the fuel and in what vehicle and most importantly is within fifty yards of a river.

Mayor Burgess advised it would run in excess of \$1,000,000 for the County to purchase property and construct a fueling system including software to manage the system which is a very sophisticated system. Mayor Burgess has ask the City of Murfreesboro for a proposal to use their system and was requesting the Committee to decide on the best way to proceed.

Mayor Burgess advised if the County constructs its own facility it will require \$70,000 for every \$1,000,000 of debt to be paid over a twenty year period. For use of City facilities, the City has proposed a one time \$15 charge for the approximately 200 County vehicles and an annual payment of approximately \$52,000 per year with a 25¢ per gallon up charge. The Sheriff's Department will continue to use its own fuel pumps at the jail. It has been determined the County has been using 91 octane and the City uses 87 which if the County changes to the 87 it should result in a savings of \$17,000 for a net cost of \$35,000. Mayor Burgess requested advice on how the County should proceed. Commissioner Farley advised it was not a bad price. Chairman McAdoo advised it was good centralized locations requiring no maintenance by the County. Commissioner Young advised it would take the County twenty years to pay off the facility and gasoline may not even be used at that time. Additionally the two locations are a convenience. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Coggin, to approve the concept of contracting with the City of Murfreesboro for use of its fuel facilities and allow the County Mayor to continue discussions with the City and bring back a contract. This motion passed unanimously by acclamation."

ADULT DETENTION CENTER BRICK REMEDIATION UPDATE:

The Committee was reminded of the brick issues at the Adult Detention Center advising the same has been evaluated and the building has been found to be structurally sound. The problem is with the veneer. The Chicago firm of ECS has been engaged to determine why it is happening but now specifications and bids are needed to get the situation fixed. This may cost up to \$300,000 to fix but it would be more if done later and there is money in the litigation fund to do the work. The work should be completed within eight weeks of commencement. Following discussion,

"Commissioner Farley moved, seconded by Commissioner Young, to authorize the County Mayor to execute an agreement with Kline Swinney Associates to prepare contract documents and bid documents and provide supervision of the jail remediation work not to exceed \$37,500. This motion passed unanimously by roll call vote."

JUNE 23, 2011 MEETING:

The Committee discussed whether a June meeting would be needed. It was the consensus of the Committee that unless there was an emergency the June 23, 2011 meeting is cancelled but if something comes up it can be taken to the Commission or a meeting can be called.

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 5:56 p.m.